

56-24

BK 6290PG265

TRANSFER
TAX
PAID

WARRANTY DEED

(Corporate Grantor)
Statutory Short Form

022603

KNOW ALL MEN BY THESE PRESENTS, that Fairfield Lumber Company, a Maine Corporation with offices located at 86 Mayflower Hill Drive, Waterville, County of Kennebec, Maine, for valuable consideration paid, does hereby give grant, bargain, sell and convey unto Alexander H. Robles and Nancy T. Robles, of Waterville, County of Kennebec, Maine, their heirs and assigns forever with warranty covenants the following described property:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Alexander H. Robles and Nancy T. Robles, their heirs and assigns, to them and their use and behoofs forever.

And does COVENANT with the said Grantees, its heirs and assigns, that it is lawfully seized in fee of the premises and that it is free of all encumbrances; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Sherman Saperstein, in his capacity as President of Fairfield Lumber Co., has hereunto set his hand and seal this 31st day of August in the year of our Lord Two Thousand.

FAIRFIELD LUMBER CO.

Michael D. Lopez
WITNESS

By: Sherman Saperstein
Sherman Saperstein
Its: President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

August 31, 2000

Personally appeared the above named Sherman Saperstein and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Fairfield Lumber Co.

Before me,

Michael D. Lopez
Notary Public/Attorney-at-Law

Printed Name: Michael D. Lopez

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EXHIBIT A
(65 Johnson Heights, Waterville)

A certain lot or parcel of land situated on Northerly side of Johnson Heights in said Waterville and bounded and described as follows, to wit:

Lot Number 67 on the plan of Johnson Heights extension dated April 10, 1947 and recorded in Kennebec Registry of Deeds Plan Book 15, Page 50.

Also a certain other lot or parcel of land situated on the Northerly side of Johnson Heights in said Waterville and bounded and described as follows, to wit:

Starting at the Northeasterly corner of the above described Lot Number 67 which is also the Northwest corner of Lot Number 65 as shown on the aforesaid plan; thence to the East along the Northerly line of said Lot Number 65 a distance of 20 feet to a point; thence to the South and parallel with Westerly line of said Lot Number 65 a distance of 100 feet to the South line of said Lot Number 65; thence to the West along the Southerly line of said Lot Number 65 a distance of 20 feet to the Southwest corner of said Lot Number 65; thence to the North along the Westerly line of said Lot number 65 a distance of 100 feet to the point of beginning. Said lot is the Westerly part of Lot Number 65 as shown on the aforesaid plan.

The above described Lot Number 67 and the Westerly portion of Lot Number 65 (which is the second described Lot herein) have a combined frontage on Johnson Heights of 90 feet.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over one-family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than 30 feet from the line of any street, provided, however, that portions projecting not over 3 feet, steps and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than 8 feet to any sideline. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than fifteen thousand (\$15,000.00) dollars. The garage, unless built as a part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy feet frontage on the street.

The finish grade of the lot facing the street shall be not over three (3) feet above the top surface of the center line on the street when completed, and the top of the foundation wall of the house erected on said lot shall be not over four (4) feet above the top surface of said center line of the street.

The above described land is the premises conveyed to Fairfield Lumber Company by warranty deed from Sherman Saperstein, dated June 9, 1961 and recorded in the Kennebec County Registry of Deeds, at Book 1226, Page 451.

RECEIVED KENNEBEC SS.

2000 SEP -5 AM 9:00

ATTEST: *Laura R. Moore*
REGISTER OF DEEDS